



400 South Federal Hwy  
Hallandale Beach, FL 33009

## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	October 19, 2016		<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b>	<b>Ordinance</b>  X	<b>Other</b>	
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>	<b>1st Reading</b>		<b>2nd Reading</b>	
		X	<b>Public Hearing:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
						X	
<b>Funding Source:</b>	N/A		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>	<b>Yes</b> X <i>(display ad)</i>		<b>No</b>	
<b>Account Balance:</b>	N/A		<b>Quasi-Judicial:</b> <i>(Enter X in box)</i>	<b>Yes</b> X		<b>No</b>	
<b>Project Number :</b>	N/A		<b>RFP/RFQ/Bid Number:</b>	N/A			
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>				
		X	<b>Safety</b> <input type="checkbox"/> <b>Quality</b> <input checked="" type="checkbox"/> <b>Vibrant Appeal</b> <input checked="" type="checkbox"/>				
<b>Sponsor Name:</b>	Daniel A. Rosemond, City Manager		<b>Department:</b> Development Services	Keven R. Klopp, Director			

### Short Title:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AMENDING CHAPTER 32, ARTICLE III OF THE ZONING AND LAND DEVELOPMENT CODE, TABLE 32-193(a), PERMITTED USES TO EXPAND THE USES THAT WILL BE PERMITTED BY RIGHT AND ESTABLISHING ADDITIONAL USE TYPES; AMENDING SECTION 32-200 GREYHOUND TRACK SUBDISTRICT STANDARDS INCLUDING LOT SIZE, BUILDING HEIGHT, LOT AREA, BASE DENSITY, MAX DENSITY, AND FRONTAGE AREA; AMENDING 32-205, APPROVAL PROCESSES TO PROVIDE ADDITIONAL STANDARDS FOR FUTURE OVERLAYS AND PLANNED DEVELOPMENT OVERLAYS; AMENDING 32-8 TO CREATE DEFINITIONS FOR FAMILY ENTERTAINMENT CENTERS AND UNIFIED CONTROL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. (SECOND READING)

## **Staff Summary:**

### **Background**

On November 5, 2014, the City Commission adopted Ordinances 2014-30 and 2014-31, approving a rezoning and establishing zoning regulations for properties within the Regional Activity Center (RAC). The ordinances included a regulating plan for the West and Central RAC, as well as a table of permitted uses and land development regulations. The City is seeking to amend the permitted use table and the regulation standards with regard to the Greyhound Track Subdistrict.

The Planning and Zoning Board voted (4-1) to recommend the City Commission approve and adopt the proposed ordinance, and recommended changes related to parking, permitted uses, and a request to have the city approve parking fees for project facilities. The applicant has agreed to most changes recommended by the PZB however, they request the parking fee for public parking garages be disclosed to the city.

On September 21, 2016, the City Commission voted to approve the proposed ordinance on first reading. The approval did include the PZB recommended changes and a change to reflect the parking fees for public parking garages would be discussed with the City Manager.

### **Why Action is Necessary**

Pursuant to Article V, Section 5.01 of the City of Hallandale Beach Charter, a City Ordinance must be adopted by the City Commission to amend the Code of Ordinances.

### **Current Situation**

The City is amending the Central RAC Permitted Use Table, and zoning regulations for the Greyhound Track Subdistrict. The proposed text amendments are in the attached ordinance (Exhibit 1), and, if adopted on second reading, would be reflected in "*Table 32-193(a) Central RAC Permitted Uses by Subdistrict*" and in 32-200 Greyhound Track Subdistrict Standards, and 32-8 Definitions.

Pursuant to Chapter 32-1004, a public hearing notice was posted 10 days prior to the July 27th Planning and Zoning Board (PZB) meeting. Notices were also mailed to surrounding properties within a 1,000 foot radius of the subject area, and an advertisement was placed in the local paper.

### **Analysis**

The Regional Activity Center Future Land Use designation is intended to encourage attractive and functional mixed-use living, working, shopping, educational, and recreational activities. The proposed code amendments are consistent with the City's Comprehensive Plan. Specifically, the proposed amendments include standards within the land development regulations that will ensure compatibility between existing and planned land uses within and adjacent to the

Regional Activity Center. Additionally, the proposed changes will assist in furthering the following objective and policies of the City's Comprehensive Plan:

FLUE OBJECTIVE 1.2: Land Use Compatibility: Continuously review and reevaluate existing and potential land use conflicts and recommend solutions, in order to enhance land use compatibility and quality of life.

OBJECTIVE 1:18: Urban Infill and Redevelopment: Establish criteria which encourage development of urban infill and urban redevelopment area(s) to promote economic development, increase housing opportunities, and maximize the use of existing public facilities and services.

POLICY 1:18:1: Increase economic development and employment opportunities within urban infill and urban redevelopment area(s).

POLICY 1:18:2: Adequate housing opportunities necessary to accommodate all segments of present and future residents shall be provided within urban infill and urban redevelopment area(s).

POLICY 1:18:3: The Hallandale Beach Land Use Plan shall encourage mixed use developments within urban infill and urban redevelopment area(s).

The proposed changes in the draft ordinance would provide family entertainment and warehouse uses in the Greyhound Track Subdistrict and provide definitions for such uses. In addition, the revised Subdistrict standards establishes dimensional requirements similar to those already used in Central RAC; thus, improving compatibility.

### **Staff Recommendation**

Staff recommends **APPROVAL** of the proposed ordinance on Second Reading.

### **Proposed Action:**

Attached for City Commission approval and adoption is the proposed ordinance, which will amend Section 32-8 of the City's Zoning and Land Development Code by establishing new zoning regulations for the Greyhound Track Subdistrict. The ordinance shall become effective upon adoption at Second Reading.

### **Attachment(s):**

Exhibit 1 - Proposed Ordinance  
Exhibit 2 – Location Map  
Exhibit 3 – PZB Staff Report  
Exhibit 4 – Planning and Zoning Board Minutes